

## Sales - Apartment - Estepona

**559.000€**



**Ref.-ID: MIBGR5113768**

**Estepona**

**Apartment**

**Community: 2,820 EUR / year**

**IBI: 800 EUR / year**

**Rubbish: 141 EUR / year**



**2**



**2**



**157 m<sup>2</sup>**

Discover this elegant ground floor apartment that perfectly combines space, comfort and an unbeatable location in one of the most sought-after developments in Benahavís. The property features a bright open-plan living and dining area with direct access to a sunny southwest-facing terrace and a private garden, creating the ideal spot to relax, host dinners al fresco or enjoy quality time with family and friends. It offers two spacious bedrooms and two modern bathrooms, including a generous master suite with en-suite bathroom and direct access to the terrace, providing both privacy and a light-filled atmosphere. The fully fitted kitchen includes a convenient separate laundry area, while additional features such as hot and cold air conditioning and underfloor heating in the bathrooms ensure year-round comfort. Living in Benatalaya means enjoying an exclusive lifestyle surrounded by beautifully maintained tropical gardens, several outdoor swimming pools, a heated indoor pool, a fully equipped gym, sauna and spa area, all within a secure gated community with 24-hour security. The location is second to none: just 10 minutes from Puerto Banús, 15 minutes from Marbella and Estepona, and 50 minutes from Málaga Airport, with beaches, golf courses, schools, restaurants and all essential services just a short distance away. This apartment is the perfect choice as a permanent residence, a holiday home or a profitable investment, offering the highest quality of life in a privileged setting on the Costa del Sol. A true gem in Benahavís, ready to captivate you from the very first visit.

**Setting**  
 Close To Shops  
 Close To Schools

**Orientation**  
 South West

**Condition**  
 Excellent

**Pool**  
 Communal

**Climate Control**  
 Air Conditioning

**Views**  
 Garden

**Features**  
 Covered Terrace  
 Lift  
 Fitted Wardrobes  
 Private Terrace  
 Utility Room  
 Double Glazing

**Furniture**  
 Fully Furnished

**Kitchen**  
 Partially Fitted

**Garden**  
 Private

**Security**  
 Gated Complex  
 24 Hour Security

**Parking**  
 Communal